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INDUSTRIAL AND COMMERCIAL BUSINESS RELOCATION IN
THE CITY OF BOSTON

(A Study of the Businesses to be Displaced by
Renewal and Highway Programs 1966 - 1972)

Prepared by the Planning Staff
of the
Boston Redevelopment Authority

August, 1966

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Jan. 26, 1967

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INTRODUCTION

I. INTRODUCTION

This report on industrial and commercial relocation in the City of Boston consolidates in one place the anticipated impact of relocation from highway and renewal action for the years 1966-1972. Summary information is also included for projects undertaken between 1950 and 1965. The report does not include office space displaced.

Relocation data in this report can be found on the Central Artery, the Southeast Expressway, the Inner Belt and the Southwest Expressway as well as the following renewal projects: West End, New York Streets, Charlestown, Central Business District, Campus High School, Fenway, South Cove, South End and the Waterfront.

Material for the report was obtained from the Business Relocation staff of each renewal project for the Inner Belt and Southwest Expressway, from a windshield survey and Authority base maps.

SUMMARY OF FINDINGS

II. SUMMARY OF FINDINGS

Although a large number of businesses will be displaced by highway and renewal programs in 1966 - 1972, the study found that the rate of displacement will be no higher than it has been for the past ten years; further, that most businesses displaced are small in size. Therefore, large sites or buildings which are difficult to find in land-poor Boston are, for most cases, not required. The major exception is businesses which in order to survive must find a common relocation solution. Examples are the Flower Exchange and the wholesale produce and meat dealers. Plans are well advanced for most of these groups and, in some respects, the Authority's Business Relocation staff should find fewer physical and economic difficulties in the next few years than it has in the recent past.

The actual relocation difficulties that will occur depend, of course, on many variables. Changes in locational requirements for businesses go on constantly, quite apart from renewal and highway action. National as well as regional trends, for example, have shown a gradual redistribution of many manufacturing activities away from central city locations. Thus, a recent BRA survey of vacant industrial space within Boston rather quickly identified the availability of over 1.4 million square feet of available space and it is estimated a more complete survey would uncover well in excess of 2 million square feet available at this time - this in spite of the displacement that has been occurring as the result of public actions over the past ten years.

Specifically, the study found:

1.) Number of Businesses to be Displaced and Rate of Relocation

- a. A total of some 1,820 businesses will be displaced in the next six and one half years. This compares with the relocation of 1,510 businesses in the period from January 1961 through June 1966. In other words:

	<u>Firms Relocated Per Year</u>
1961-66	275
Estimated 1966-1972	280

- b. Current projections indicate the relocation load during the next six and one half years will be highest in 1967 when some 580 businesses are scheduled for displacement.

2.) Employment Characteristics

- a. Of the businesses displaced, over one-half employ less than four persons; three-fourths, less than eight persons.

2.) Employment Characteristics (Cont'd)

- b. In comparison to the City as a whole, business relocation will affect 3.9% of the work force not employed by government or private institutions. The manufacturing sector will be most extensively affected with the relocation of 7% or 6,000 of those employed in manufacturing within Boston.
- c. Sixty percent (60.8%) of all the employment of the relocatees is accounted for by 30% of the manufacturing and wholesaling firms.

3.) Floor Space Occupancy

- a. Approximately 8,450,000 square feet of floor space will be acquired. Over three-fourths of this is in businesses presently occupying less than 5,000 square feet.
- b. The retail and service firms to be displaced in the coming six years occupy 3 million sq. ft. of space; the industrial firms - 5 million.

4.) Types of Business

- a. More than half of all firms to be relocated are retail and service stores.
- b. It was found that a significant number of "group" industrial moves are occurring in the various projects. Carefully planned "group" relocation is underway for many of these industries. The most evident of these group displacements are
 - 1. The Boston Flower Exchange and 15 florist wholesalers and suppliers in the South End.
 - 2. The 33 meat firms, 48 fruit and produce businesses, and 14 fish dealers in the Waterfront.
 - 3. The 115 garment manufacturers and wholesalers in the CBD and the 77 garment manufacturers' representatives.

5.) Business Relocation Experience of the Past

- a. Past experience shows that at the time of relocation a certain proportion of the businesses will either liquidate or move outside the City. Four examples of previous experience summarized below show that the number of firms lost from these two causes has ranged from 27% in the Central Artery to 35% in Washington Park and Government Center.



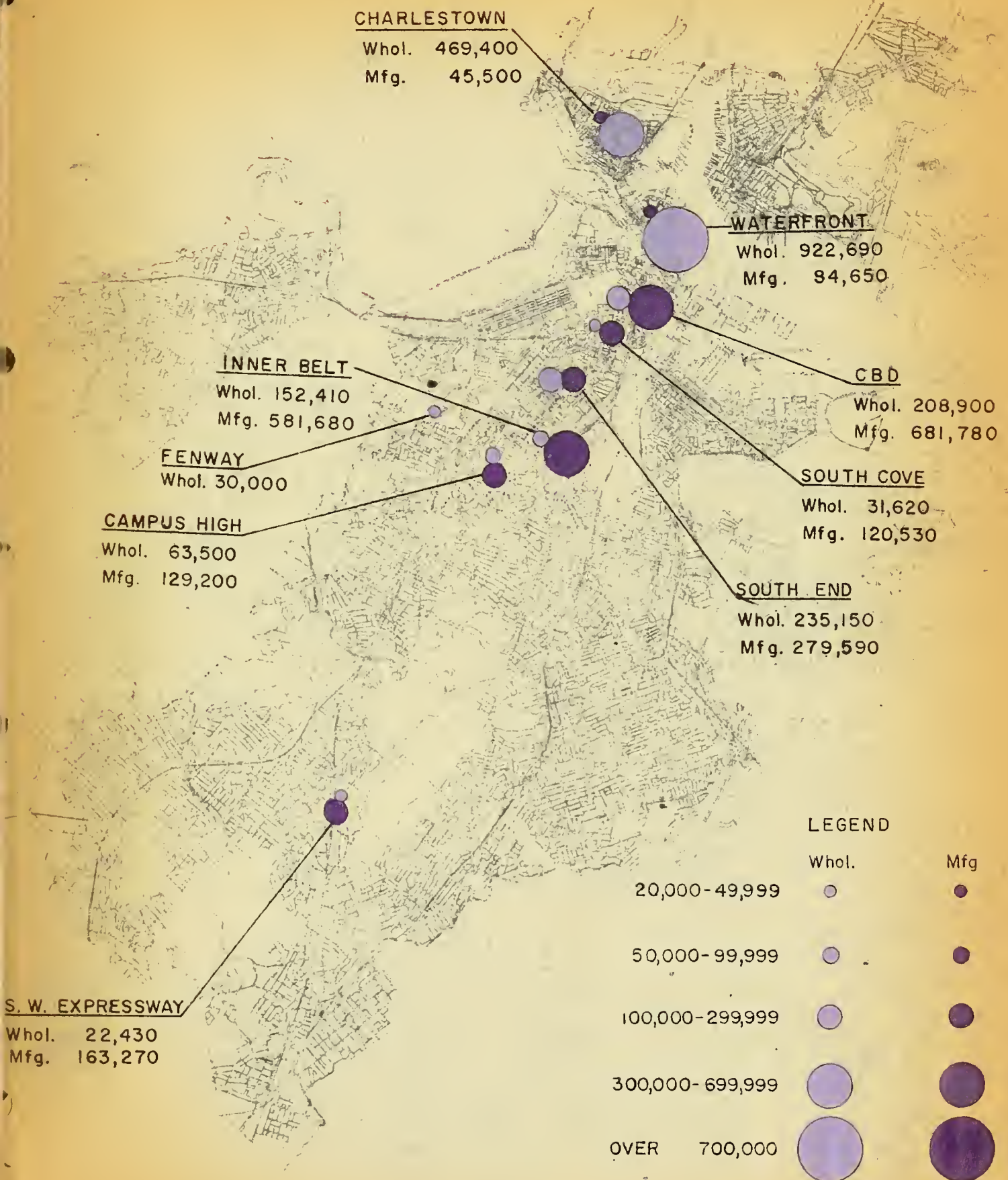
5.) a. (Cont'd)

Project	<u>PAST RELOCATION EXPERIENCE</u>						
	<u>Displaced</u> (Total Firms)	<u>Liquidated</u>		<u>Moved From</u> <u>Boston</u>		<u>Total Moved</u>	
		<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
Central Artery	573	118	21	35	8	153	29
Castle Square	166	38	23	6	4	44	27
Government Center	786	137	17	74	18	211	35
Washington Park	273	71	26	18	9	89	35

- b. Businesses liquidate each year from many causes and dislocation by Urban Renewal may have only accelerated this liquidation. The recently passed House Bill #3778 should assure that no business need liquidate due to the financial strain of forced relocation.
- c. While no projection of new jobs created by new construction within the project areas has been made for this report, it should be noted that in some cases the number of jobs in a project area will be far higher following renewal action than before renewal took place.

The tables, maps and charts on the following pages summarize the anticipated relocation load for each project and give a breakdown of business type, amount of floor space, number of persons employed and impact on the City as a whole.

TOTAL FLOOR SPACE OF DISPLACED WHOLESALE AND MANUFACTURING BUSINESSES 1966 - 1972



TOTAL FLOOR SPACE OF DISPLACED RETAIL AND SERVICE BUSINESSES 1966 - 1972

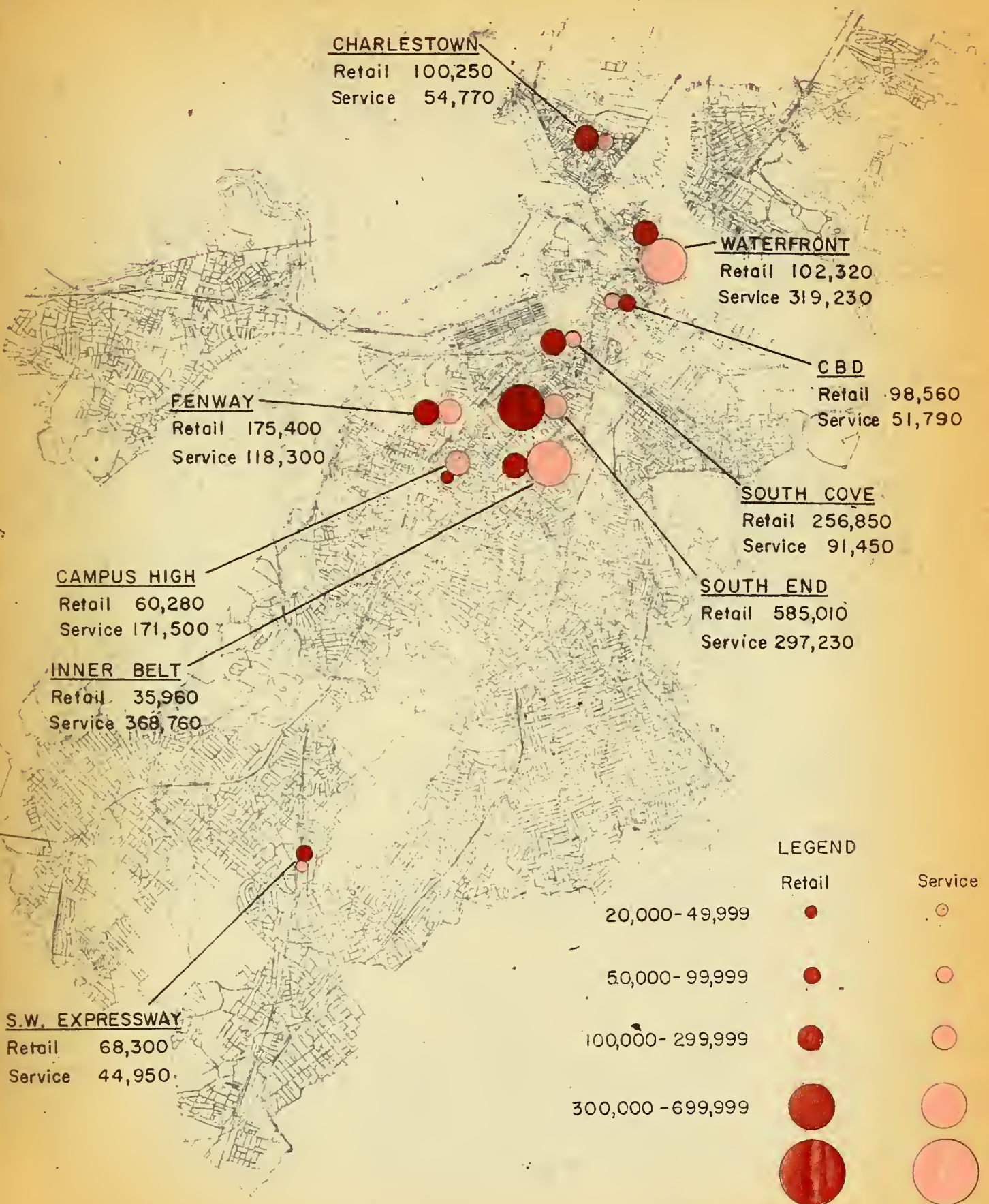


TABLE I. - BUSINESS RELOCATION SUMMARY

PROJECT OR HIGHWAY AREA	TOTAL	RETAIL	SERVICE	WHOLESALE TRADE	MANUFACTURING	TRUCKING & WAREHOUSING	CONTRACT CONSTRUCTION
CHARLESTOWN # of Firms (employment) Sq. Footage	183 (1,133) 977,680	60 (223) 100,250	40 (106) 54,770	36 (407) 469,400	10 (103) 45,500	30 (234) 280,120	7 (60) 27,640
CBD - Early Acq. # of Firms (employment) Sq. Footage*	86 (515) 136,430	52 (310) 98,560	34 (205) 37,870	-- -- --	-- -- --	-- -- --	-- -- --
CBD - Later Acq. # of Firms (employment) Sq. Footage	175 (3,817) 904,600	-- -- --	2 (49) 13,920	46 (382) 208,900	127 (3,386) 681,780	-- -- --	-- -- --
CAMPUS HIGH # of Firms (employment) Sq. Footage	68 (732) 534,530	23 (97) 60,280	17 (178) 171,500	8 (54) 63,500	9 (171) 129,200	6 (26) 68,650	5 (206) 41,400
FENWAY # of Firms (employment) Sq. Footage	130 (449) 346,500	69 (228) 175,400	52 (135) 118,300	1 (25) 30,000	2 (40) 3,500	-- -- --	6 (21) 19,300

*Excludes Citymart Area

PROJECT OR HIGHWAY AREA	TOTAL	RETAIL	SERVICE	WHOLESALE TRADE	MANUFACTURING	TRUCKING & WAREHOUSING	CONTRACT CONSTRUCTION
<u>SOUTH COVE</u> # of Firms (employment) Sq. Footage	174 (758) 514,790	81 (411) 256,850	50 (120) 91,450	9 (35) 31,620	28 (166) 120,530	-- -- --	6 (26) 14,340
<u>SOUTH END</u> # of Firms (employment) Sq. Footage	433 (1,979) 1,853,720	220 (678) 585,010	103 (365) 297,230	32 (319) 235,150	36 (419) 279,590	18 (107) 383,070	24 (91) 73,670
<u>WATERFRONT</u> # of Firms (employment) Sq. Footage	220 (1,523) 1,522,580	34 (111) 102,320	42 (231) 319,230	125 (986) 922,690	8 (98) 84,650	8 (69) 88,340	3 (28) 5,350
<u>INNER BELT</u> # of Firms (employment) Sq. Footage	262 (2,382) 1,295,160	103 (387) 135,960	83 (430) 368,760	25 (346) 152,410	36 (1,122) 581,680	6 (48) 45,980	9 (49) 10,370
<u>SOUTHWEST EXPRESSWAY</u> # of Firms (employment) Sq. Footage	89 (843) 362,150	42 (121) 68,300	25 (157) 44,950	4 (32) 22,430	12 (501) 163,270	4 (30) 58,300	2 (2) 4,900
<u>GRAND TOTALS:</u> # of Firms (employment) Sq. Footage	1,820 (14,131) 8,448,140	684 (2,566) 1,582,930	448 (1,976) 1,517,980	286 (2,586) 2,136,100	268 (6,006) 2,089,700	72 (514) 924,460	62 (483) 196,970

TABLE II - PERCENT OF CITY EMPLOYMENT TO BE AFFECTED BY RELOCATION

TYPE OF BUSINESS	EMPLOYMENT IN CITY* (Excl'd. Gov't Workers)	EMPLOYMENT OF FIRMS TO BE DISPLACED	% OF CITY EMPL. TO BE AFFECTED BY RELOCATION
<u>Wholesale & Retail Trade</u>	118,407	5,152	4.4%
<u>Service (incl. Finance, Ins. & Real Estate</u>	112,383	1,976**	1.8%
<u>Manufacturing</u>	76,336	6,006	7.9%
<u>Transportation, Communication & Utilities</u>	35,434	514	1.5%
<u>Construction</u>	19,357	483	2.5%
<u>Agriculture & Mining</u>	1,217	--	--
<u>TOTAL</u>	<u>363,134</u>	<u>14,131</u>	<u>3.9%</u>

*Source of Data: Division of Mass. Employment Security (1964)

**Displacement figures do not include office space that may be relocated in the CBD.

TABLE III. - BUSINESS RELOCATION, 1950 - 1962

<u>Area</u>	<u>Years*</u>	<u>No. of Firms</u>	
Central Artery	1950-55	573)
West End	1955-57	306)
New York Streets	1958-60	126)
)
Government Center	1961-66	786)
Castle Square	1962-65	166)
Washington Park	1962-66	273)
Waterfront	1964-66	**285)
)
Government Center	1966-68	***)
Inner Belt	1966-67	262)
CBD - Early Land	1966-67	86)
Campus High	1966-67	68)
South Cove	1966-70	174)
Charlestown	1966-70	183)
Waterfront	1966-70	220)
South End	1966-71	433)
S-W Corridor	1967-69	89)
Fenway	1967-72	130)
CBD - Later Acq.	****	175)

*Staging for the years 1966-72 is estimated as it is based on project plans.

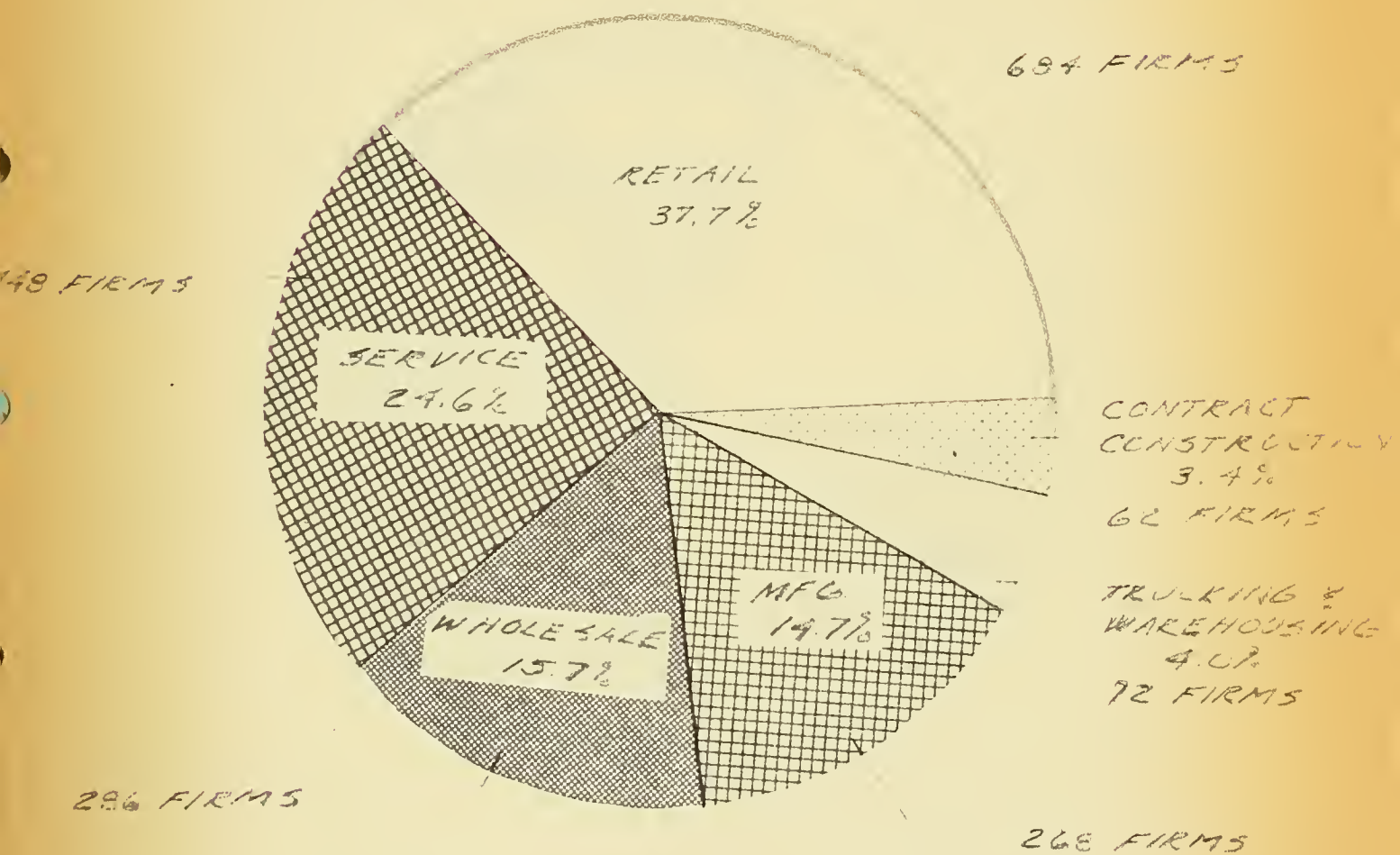
**Includes 95 firms that will soon be relocated to new meat, produce and fish markets.

***Remaining 63 relocatees are Office Space occupants, excluded from the study.

****Final plans have not been prepared so that staging for the 175 industrial firms that may be displaced is not determined.

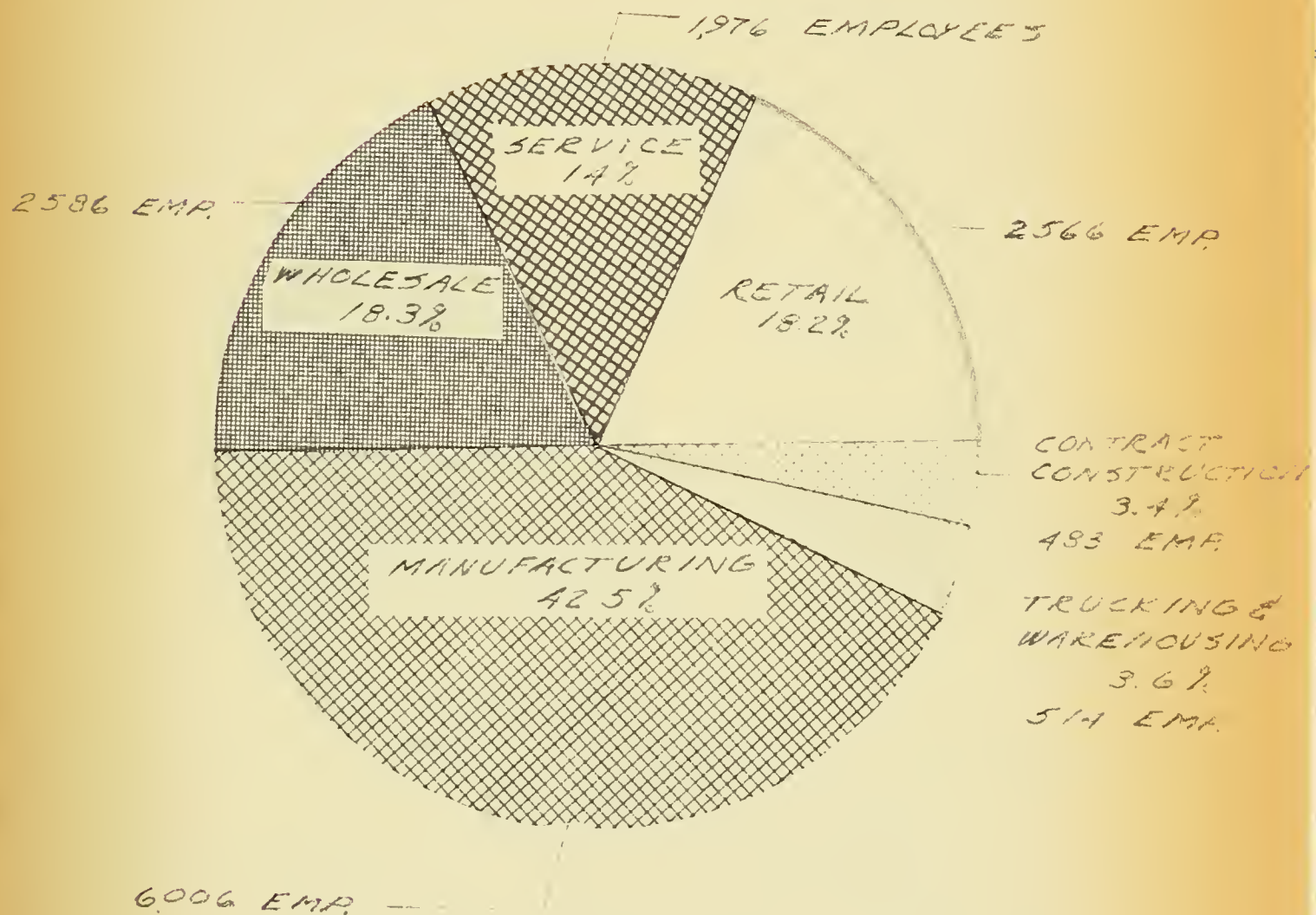
PIE GRAPH I

1,820 FIRMS TO BE RE-LOCATED
BY TYPE OF BUSINESS



PIE GRAPH II -

14,111 EMPLOYEES OF FIRMS TO BE
RELOCATED - BY TYPE OF BUSINESS
(1966 - 1972)



PIE GRAPH III -

8 418,000 SQUARE FEET OF FLOOR SPACE
PRESENTLY OCCUPIED BY FIRMS TO
BE RELOCATED-BY TYPE OF BUSINESS
(1966-1972)

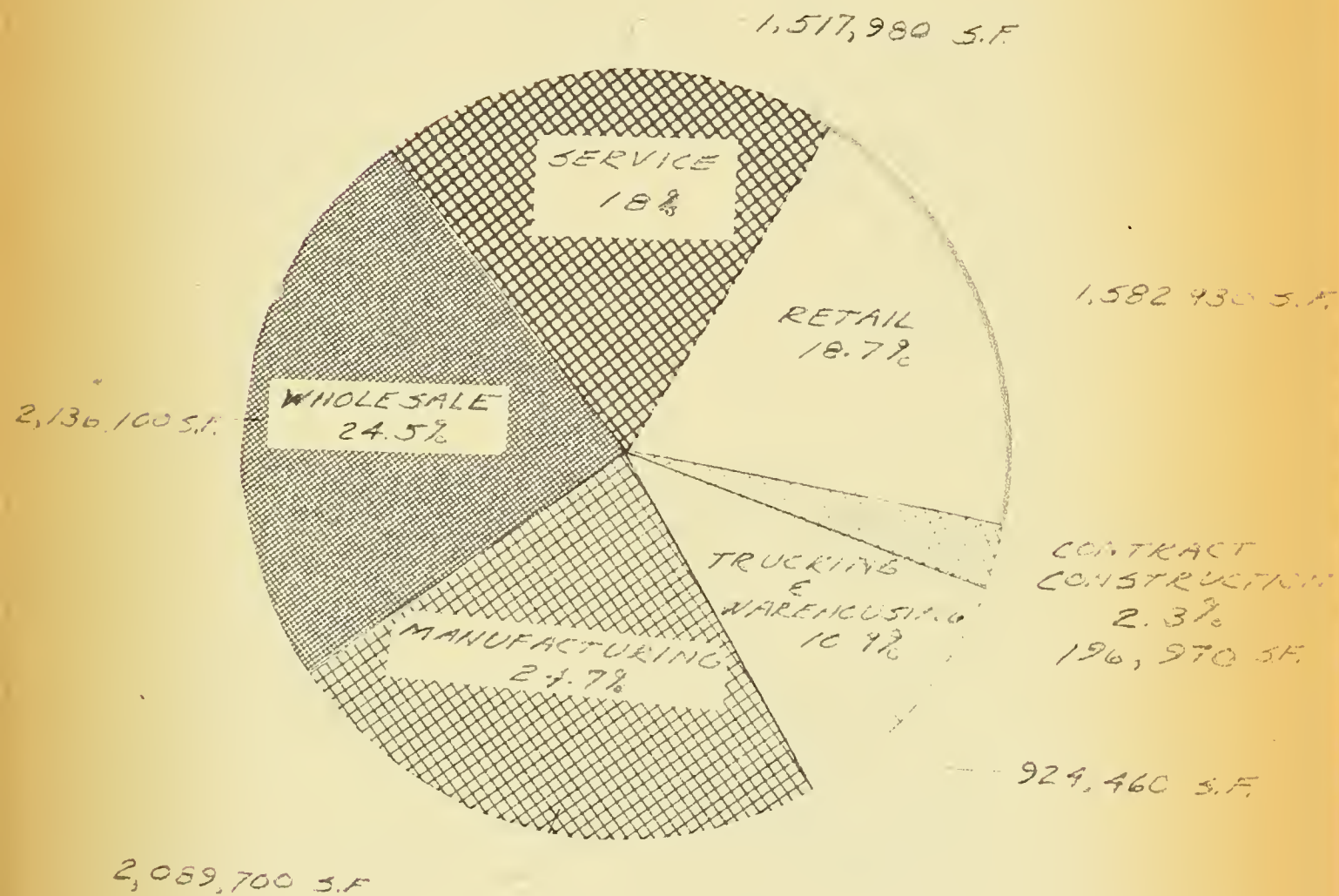
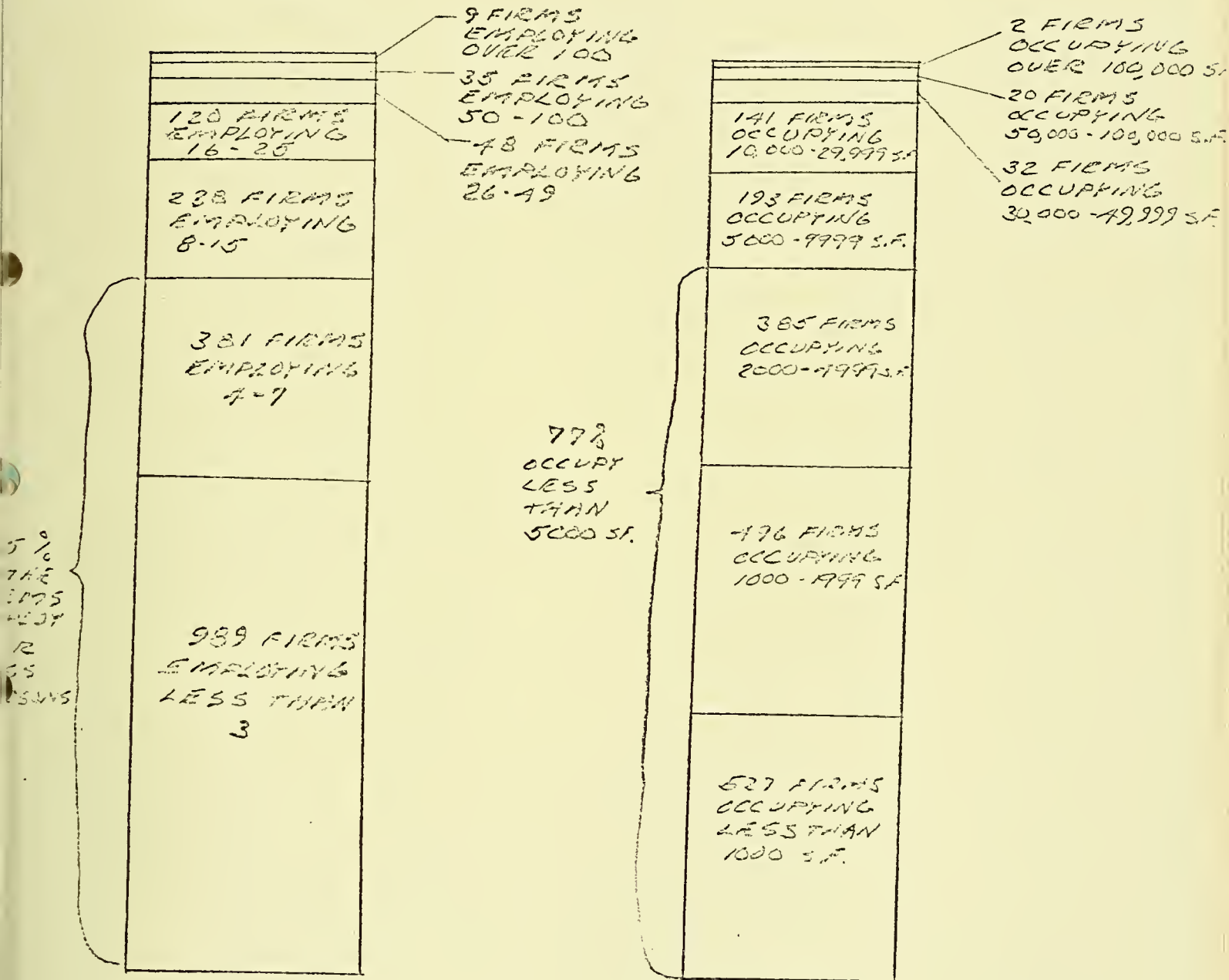


CHART I.

SIZE-DISTRIBUTION OF DISPLACED FIRMS

BY EMPLOYMENT AND SQUARE FOOTAGE

TOTAL 1820 FIRMS



NUMBER OF FIRMS DISPLACED
(BY NO. OF EMPLOYEES)

NUMBER OF FIRMS DISPLACED
(BY FLOOR SPACE)

RELOCATION BY PROJECT

CHARLESTOWN

TYPE OF FIRMS

In the Charlestown renewal project 183 businesses will be displaced as follows:

<u>No. of Firms</u>	<u>Category</u>
60	Retail Trade
40	Service Trade
36	Wholesale Trade
30	Trucking and Warehousing
10	Manufacturing
7	Contract Construction
<u>183</u>	

Half of these relocatees are small retailers and service concerns, such as eating and/or drinking establishments, barber shops, laundries and shoe repair shops.

SPACE OCCUPIED

The floor space occupied by these business relocatees is distributed as follows:

<u>No. of Firms</u>	<u>Range - Sq. Ft. Occupied</u>
62	Under 1,000
42	1,000 - 1,999
28	2,000 - 4,999
21	5,000 - 9,999
23	10,000 - 29,999
3	30,000 - 39,999
1	40,000 - 49,999
3	Over 50,000
<u>183</u>	

Nearly 60% (104 of 183) occupy less than 2,000 sq. ft. Those 30 firms occupying more than 10,000 sq. ft. are distributed as follows:

<u>No. of Firms</u>	<u>Category</u>
15	Wholesale Trade
13	Trucking and Warehousing
1	Manufacturing
<u>1</u>	Retail Trade
30	

The firms utilizing more than 40,000 sq. ft. are the following four:

<u>Name</u>	<u>Sq. Ft. Occupied</u>	<u>No. of Employees</u>
Palmer & Parker Co. (wholesale lumber)	50,000	20
Holt & Bugbee (wholesale lumber)	65,000	25
*A. L. International Corporation (appliance distributor)	50,000	50
H. Rothstein & Co. (wholesale flour)	40,000	50

EMPLOYMENT

The total employment in the Charlestown Renewal area is 1,133. In keeping with the high percentage of the firms occupying relatively smaller amount of floor space, 75% of the 183 employ 7 or fewer men, as follows:

<u>No. of Firms</u>	<u>Range - No. of Employees</u>
86	Less than 3
53	4 - 7
28	8 - 15
12	16 - 25
2	26 - 49
<u>2</u>	50
183	

Two of the four firms employing between 26 and 50 men have been listed previously as occupying substantial floor space. The remaining two are:

<u>Name</u>	<u>Sq. Ft. Occupied</u>	<u>No. of Employees</u>
*Bay Warehouse Corp. (warehouse)	13,000	30
*R.A.D.I.N. (warehouse)	30,000	36

STAGING

The distribution of the number of firms by type according to the schedule of relocation is as follows:

<u>Category</u>	<u>Staging No. of Firms</u>			
	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>
Retail Trade	22	13	6	19
Service Trade	10	19	6	5
Wholesale Trade	22	11	3	--
Trucking & Warehousing	24	3	2	1
Manufacturing	7	1	1	1
Contract Construction	<u>3</u>	<u>3</u>	<u>1</u>	<u>--</u>
	88	50	19	26
				<u>183</u>

SUMMARY - COMMENTS

Half of the 183 business relocatees in Charlestown are retailers and local neighborhood stores. Other relocatees consist of wholesalers, trucking, warehousing and manufacturing and construction firms. Wholesalers and trucking-warehousing accounts for 750,000 of the total 977,000 sq. ft. that Charlestown relocatees occupy.

The largest wholesale - trucking - warehouse relocatees are located in the Community College Site and will require first stage clearance.

Of the 23 firms that must be immediately relocated for the Community College, 21 are distributing and warehouse-trucking concerns. Of the 30 large firms in the Charlestown Project occupying more than 10,000 sq. ft., 14 of them are in the Community College Site.

Yet, only 5 of the 21 wholesaling and warehousing firms to be relocated for the Community College now occupy over 20,000 sq. ft. of floor space.

These firms tend to store and distribute produce (particularly potatoes), appliances and building materials. Many of these firms require railroad siding and numerous loading docks. Some of the businesses are dependent on the Boston Maine Railroad line and most prefer a relocation site in Charlestown or north of Boston. These firms generally prefer one story facilities.

These warehousing and distributing firms each employ 10 persons or less with the exception of three firms employing between 18 and 50 employees.

(* In Community College Site)

SUMMARY TABLE

CHARLESTOWN

RETAIL TRADE (eating and/or drinking places, grocery, service station, liquor store, used cars, furniture)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
32	Under 1,000	3	98	20,500
19	1,000 - 1,999	3	64	22,600
5	2,000 - 4,999	5	27	13,150
3	5,000 - 9,999	3	9	19,000
1	25,000	25	25	25,000

Totals:	60		223	100,250
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SERVICE TRADE (beauty shops, barber, laundry, auto repair, professional)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq.Ft. Occupied
24	Under 1,000	2	51	16,350
11	1,000 - 1,999	2	27	14,625
3	2,000 - 4,999	4	13	10,200
2	5,000 - 9,999	8	15	13,600

Totals:	40		106	54,775
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WHOLESALE TRADE (furniture, hardware, building materials, coal and oil, grocery)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
2	Under 1,000	2	4	1,100
3	1,000 - 1,999	7	22	3,500
11	2,000 - 4,999	7	76	36,400
5	5,000 - 9,999	9	47	30,400
6	10,000 - 19,999	11	65	73,000
5	20,000 - 39,999	10	48	120,000
4	40,000 - 65,000	36	145	205,000

Totals:	36		407	469,400
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TRUCKING AND WAREHOUSING (transportation - freight, storage)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
3	Under 1,000	--	--	1,600
6	1,000 - 1,999	4	26	7,200
2	2,000 - 4,999	14	28	8,250
6	5,000 - 9,999	5	30	37,300
10	10,000 - 19,999	8	83	136,272
3	20,000 - 39,000	22	67	89,500

Totals: 30 234 280,122

MANUFACTURING (furniture, printing, truck covers, steel springs)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
1	Under 1,000	4	4	900
1	1,000 - 1,999	4	4	1,500
4	2,000 - 4,999	8	33	11,850
3	5,000 - 9,999	17	50	20,750
1	10,500	12	12	10,500

Totals: 10 103 45,500

CONTRACT CONSTRUCTION (plumbing, general contractor, wood working)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
2	1,000 - 1,999	3	5	2,600
3	2,000 - 4,999	14	42	9,135
2	5,000 - 9,999	7	13	15,900

Totals: 7 60 27,635

GRAND TOTALS: 183 1,133 977,682

C B D

EARLY LAND ACQUISITION

TYPE OF FIRMS

There are 86 retail and service businesses located in early land areas of the Central Business District as follows:

<u>No. of Firms</u>	<u>Category</u>
52	Retail Trade
<u>34</u>	Service Trade
86	

SPACE OCCUPIED

Of the 86, there is available information of the occupied floor space for 62, excluding the Citymart area, as follows:

<u>No. of Firms</u>	<u>Category</u>
33	Retail Trade
<u>29</u>	Service Trade
62	

Half of these displacees (30 of 62) occupy less than 1,000 sq. ft. of floor space as follows:

<u>No. of Firms</u>	<u>Range - Sq. Ft. Occupied</u>
30	Under 1,000
12	1,000 - 1,999
13	2,000 - 4,999
5	5,000 - 9,999
<u>2</u>	10,000 - 29,999
62	

The following two firms that occupy between 10,000 and 25,000 are located in South Station:

<u>Name</u>	<u>Sq. Ft. Occupied</u>	<u>No. of Employees</u>
American News Co. (restaurant, drug store, lunch bar)	25,000	25
Olindy's So. Station Alleys (bowling)	14,000	3

EMPLOYMENT

The total employment of 515 is distributed for all the 86 early land business displacees as follows:

<u>No. of Firms</u>	<u>Range - No. of Employees</u>
50	Less than 3
15	4 - 7
13	8 - 15
7	16 - 25
<u>1</u>	51
86	

The one firm which employs 51 persons is Morses, a supermarket concession in the Citymart.

STAGING

Relocation is to occur in 1966 and 1967.

SUMMARY - COMMENTS

The 86 firms to be displaced in early land employ a total of 515 persons. Half of these businesses occupy less than 1,000 sq. ft. of space and a large number of the firms are concessions in Citymart or in South Station.

C B D

LATER LAND ACQUISITION

TYPES OF FIRMS

According to the latest CBD draft plan, there may be 175 industrial and commercial displacees, excluding office space users. These firms are classified as follows:

<u>No. of Firms</u>	<u>Category</u>
86	Manufacturing - Garment Industry
46	Wholesale Trade
41	Other Manufacturing
<u>2</u>	Misc. Business Services
175	

Of the 175 industrial firms, 127 or 72% are manufacturers. Most of the remaining firms are wholesalers. Of the 127 manufacturers, 86 or 68% are garment manufacturers.

SPACE OCCUPIED

The 175 displacees presently occupy the following floor space:

<u>No. of Firms</u>	<u>Range - Sq. Ft. Occupied</u>
12	Under 1,000
21	1,000 - 1,999
43	2,000 - 2,999
40	3,000 - 4,999
41	5,000 - 9,999
16	10,000 - 19,999
1	30,000 - 49,999
<u>1</u>	50,000 - 60,000
175	

The two firms that occupy more than 30,000 sq. ft. of floor space are:

<u>Name</u>	<u>Sq. Ft. Occupied</u>	<u>No. of Employees</u>
Relief Printing (printing)	33,900	180
Century Sportswear Co. (mfg. women's clothing)	60,000	100 - 249

EMPLOYMENT

Employment data for these firms was incomplete, however, using a 40% sampling, it is estimated that 3,817 persons are employed by the firms to be relocated. The distribution of the range of employment for the 175 firms is as follows:

<u>No. of Firms</u>	<u>Range - No. of Employees</u>
13	Less than 3
27	4 = 7
30	8 --15
60	16 = 25
33	26 = 49
10	50 - 100
<u>2</u>	Over 100
175	

STAGING

No firm time schedule exists for the later stages of the CBD Program. Relocation may occur within a 5-year period perhaps 3 or 4 years from now.

SUMMARY - COMMENTS

Preliminary plans project a major displacement of the garment industry in the CBD. Of the total 175 industrial relocatees projected, 86 are garment manufacturing, 8 are textile manufacturers and 22 are apparel and textile wholesalers. In addition to these 116 industrial firms in the garment industry, 77 garment manufacturers' representatives (these occupy office space and have not been listed previously), may also be displaced.

Consequently, out of a total of 507 garment firms that now exist in the CBD, 193 or 38% may be relocated.

Approximately 500,000 sq. ft. of garment manufacturing and garment wholesaling space and 74,000 sq. ft. of the office space of the manufacturers' representatives will be acquired.

According to a 1964 building space study of the CBD, there is a total of approximately 1,800,000 sq. ft. of floor space used by the garment industry in the CBD.

Other than the garment industry described above, the CBD draft plan would relocate 10 printers, 9 leather firms, 8 stationery and office supply wholesalers and a miscellany of 33 other manufacturers and wholesalers.

SUMMARY TABLE

C B D

LATER ACQUISITION - INDUSTRIAL & COMMERCIAL ESTABLISHMENTS

*MANUFACTURING (garment industry)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
5	Under 1,000	3	15	3,920
9	1,000 - 1,999	11	99	13,855
24	2,000 - 2,999	19	456	54,690
16	3,000 - 4,999	22	352	64,190
21	5,000 - 9,999	31	651	152,860
10	10,000 - 19,999	72	720	146,650
1	60,000	175	175	60,000

Totals:	86		2,468	496,165
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*OTHER MANUFACTURING (food, textile mill products, furniture & fixtures, printing, leather, machinery & scientific instruments)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
5	Under 1,000	3	15	3,135
8	1,000 - 1,999	7	56	12,370
5	2,000 - 2,999	21	105	12,340
10	3,000 - 4,999	17	170	39,745
11	5,000 - 9,999	35	385	72,125
1	10,000 - 19,999	7	7	12,000
1	33,900	180	180	33,900

Totals:	41		918	185,615
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* Estimates of employment based on 50% sample.

**** WHOLESALE TRADE** (fabrics, apparel & accessories, paper products, stationery, furniture, hats)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
2	Under 1,000	2	4	1,500
4	1,000 - 1,999	4	16	6,000
14	2,000 - 2,999	7	98	32,155
13	3,000 - 4,999	8	104	52,670
8	5,000 - 9,999	10	80	53,140
5	10,000 - 19,999	16	80	63,440

Totals: 46 382 208,905

MISCELLANEOUS BUSINESS SERVICE (photo processing)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
1	4,000	1	1	4,000
1	9,920	48	48	9,920

Totals: 2 49 13,920

GRAND TOTALS: 175 3,817 904,605

** Estimates of employment based on comparable employment of wholesale trade firms.

CAMPUS HIGH

TYPE OF FIRMS

The general breakdown of 68 business relocatees to be acquired in the Early Land Acquisition program of the Campus High Area is as follows:

<u>No. of Firms</u>	<u>Category</u>
23	Retail Trade
17	Service Trade
9	Manufacturing
8	Wholesale Trade
6	Trucking and Warehousing
5	Contract Construction
<u>68</u>	

Half of these displacees are variety stores, gas stations, auto repair shops and drinking and/or eating establishments.

SPACE OCCUPIED

The distribution of floor space occupied by these 68 firms is as follows:

<u>No. of Firms</u>	<u>Range - Sq. Ft. Occupied</u>
17	Under 1,000
9	1,000 - 1,999
18	2,000 - 4,999
9	5,000 - 9,999
11	10,000 - 29,999
2	30,000 - 49,999
<u>2</u>	50,000 - 69,999
37	

About 65% of the Campus High business displacees occupy less than 5,000 sq. ft. of floor space. The distribution by category of those 15 firms with more than 10,000 sq. ft. is shown as follows:

<u>No. of Firms</u>	<u>Category</u>
4	Manufacturing - Furniture
3	Auto Equipment & Garage
2	Wholesale Trade
1	Construction
1	Manufacturing - Metal
1	Retail - Furniture
1	Storage
1	Nursing Home
<u>1</u>	Laundry
15	

The following four firms occupy more than 30,000 sq. ft.:

<u>Name</u>	<u>Sq. Ft. Occupied</u>	<u>No. of Employees</u>
Hertz Corp. (auto and truck rental)	67,000	8
Remy Moving & Storage Co. (moving and storage)	50,000	14
West End & Hub Spring Co., Inc. (mfg. of metal & aluminum products)	40,000	40 - 50
Cabot Nursing Home Corp. (nursing home)	42,000	22

EMPLOYMENT

The total employment of the business relocatees is 728 distributed as follows:

<u>No. of Firms</u>	<u>Range - No. of Employees</u>
32	Less than 3
9	4 - 7
14	8 - 15
8	16 - 25
1	26 - 49
3	50 - 100
1	Over 100
<u>68</u>	

The following four firms employ 40% of the total employment (275-285) of 728:

<u>Name</u>	<u>Sq. Ft. Occupied</u>	<u>No. of Employees</u>
West End Hub & Spring Co. (mfg. metal & alum. products)	40,000	40 - 50
Capitol Laundry Co., Inc. (laundry)	12,000	50
Marshall Contracting Corp. (contracting - building)	7,000	50
Burgess & Blacher (roofer and sheet metal)	25,000	100 - 135

STAGING

Relocation of the 68 firms is scheduled for 1967.

SUMMARY - COMMENTS

The Campus High relocation load is similar to that of other renewal projects in the respect that the majority of business relocatees tend to be small retail and service stores. The few larger firms to be displaced in the Campus High area are a mixture of a laundry, trucking-storage, and contracting, and metal fabrication.

The ten largest firms to be displaced account for half of the employment of the total of 68 firms to be relocated.

The early land program of the Campus High Renewal Project proposes the retention of two blocks of industrial structures (on Simmons Street) whose 26 tenant firms of themselves employ a total of more workers than the 70 firms to be displaced. The loft structures to be retained in early land, contain 475,000 sq. ft. of floor space with approximately 775 employees and this floor space rents on the average for approximately 50 cents per sq. ft., heated.

SUMMARY TABLE

CAMPUS HIGH

RETAIL TRADE (furniture, grocery, restaurant, service station, antiques)

No. of Firms	Floor Space Occupied (Sq. Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
11	Under 1,000	2	23	6,680
7	1,000 - 1,999	4	31	8,200
3	2,000 - 4,999	5	15	8,400
1	10,000 - 19,999	3	3	17,000
1	20,000	25	25	20,000
Totals:			97	60,280

SERVICE TRADE (professional, financial, funeral service, garage, nursing home, repair, consultant, laundry)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
6	Under 1,000	2	11	2,800
1	1,000 - 1,999	6	6	1,200
3	2,000 - 4,999	5	15	8,500
3	5,000 - 9,999	20	60	18,000
1	10,000 - 19,999	50	50	12,000
1	20,000 - 29,999	6	6	20,000
2	30,000 - 69,999	15	30	109,000
Totals:			178	171,500

MANUFACTURING (furniture, frame, metal and alum. products, store fixtures, briar pipes, plastics, tool and die, pattern making)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
2	2,000 - 4,999	7	14	7,200
2	5,000 - 9,999	15	30	16,000
2	10,000 - 19,999	16	31	22,000
2	20,000 - 29,999	26	51	44,000
1	40,000	45	45	40,000
Totals:			171	129,200

WHOLESALE (food, bottle, beauty supplies, box, tobacco, candy shipping and janitor supplies, electrical supply, oil burner supplies)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
1	1,000 - 1,999	3	3	1,000
3	2,000 - 4,999	4	13	7,500
2	5,000 - 9,999	6	12	10,000
2	20,000 - 29,999	13	26	45,000

Totals: 8 54 63,500

TRUCKING AND WAREHOUSING (moving and storage)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
4	2,000 - 4,999	3	12	11,500
1	5,000 - 9,999	--	--	7,150
1	50,000	14	14	50,000

Totals: 6 26 68,650

CONTRACT CONSTRUCTION (roofers, electrical, building, general)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
3	2,000 - 4,999	7	21	9,400
1	5,000 - 9,999	50	50	7,000
1	25,000	100 - 135	100 - 135	25,000

Totals: 5 171 - 206 41,400

GRAND TOTALS: 68 732 534,530

FENWAY

TYPE OF FIRMS

In the Fenway Renewal Project area, the 130 business* relocatees are distributed as follows:

<u>No. of Firms</u>	<u>Category</u>
69	Retail Trade
30	Service Trade
18	Professional & Semi-Professional
6	Contract Construction
4	Hotel Rooming
2	Manufacturing
1	Wholesale Trade
<u>130</u>	

Of these 130 displacees, 117 of them are of a retail and service trade nature.

SPACE OCCUPIED

The nature of the majority of these businesses requires a relatively small amount of floor space so that approximately 68% of the firms each occupy less than 2,000 sq. ft. The distribution of the occupied floor space is as follows:

<u>No. of Firms</u>	<u>Range - Sq. Ft. Occupied</u>
36	Under 1,000
52	1,000 - 1,999
30	2,000 - 4,999
6	5,000 - 9,999
2	10,000 - 19,999
2	20,000 - 29,999
2	30,000 - 39,999
<u>130</u>	

The four firms that occupy more than 20,000 sq. ft. are the following:

<u>Name</u>	<u>Sq. Ft. Occupied</u>	<u>No. of Employees</u>
Cumberland Drug (drug store)	21,000	3
Huntington Alleys of Boston, Inc. (bowling alleys)	28,000	6
New England Doll & Novelty Co. (toy wholesaler)	30,000	25

*The 130 businesses do not include those firms that will be displaced privately by the Christian Science Church, Northeastern University, and other institutions.

<u>Name</u>	<u>Sq. Ft. Occupied</u>	<u>No. of Employees</u>
H. J. Seiler Co., Inc. (catering service)	32,600	20

EMPLOYMENT

The estimated total employment of the 130 business displacees is 449 distributed as follows:

<u>No. of Firms</u>	<u>Range - No. of Employees</u>
93	Less than 3
29	4 - 7
4	8 - 15
4	16 - 25
<u>130</u>	

The four firms that employ between 16 and 25 men are as follows:

<u>Name</u>	<u>Sq. Ft. Occupied</u>	<u>No. of Employees</u>
E. D. Abbott Co. (printing)	1,500	25
Wilbur H. Burnham (stained glass mfg.)	2,000	15
New England Doll & Novelty Co. (toy wholesaler)	30,000	25
H. J. Seiler Co., Inc. (catering service)	32,600	20

STAGING

The staging of the Fenway Program is not firm inasmuch as Federal approval has not yet been given to the project. The time schedule below is simply a very rough estimate of the possible staging:

<u>Category</u>	<u>Staging - No. of Firms</u>			
	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>
Retail Trade	3	10	38	18
Service Trade	2	7	15	6
Professional & Semi- Professional	1	2	10	5
Contract Construction	1	1	3	1
Hotel Rooming	1	2	0	1
Manufacturing	0	0	1	1
Wholesale Trade	0	1	0	0
	<u>8</u>	<u>23</u>	<u>67</u>	<u>32</u>

SUMMARY - COMMENTS

With the exception of 2 wholesalers, 1 manufacturer, and 6 construction firms, there are no industrial businesses displaced by the Fenway Renewal Project. Almost all of the relocatees will be retail stores and professional space users and service businesses displaced from Massachusetts Avenue, Huntington Avenue and Boylston Street.

The ground floor retail stores tend to be drugists, eating & drinking places, clothing and other stores which serve the local neighborhood. These stores employ half (228) of the total number of workers (449) of the displaced firms.

A number of firms who occupy second and third floor space will also be relocated. A significant number of these businesses are dance, actors and artists' studios whose location is related to the cultural facilities in the area (Symphony Hall and the Museum of Fine Arts) and the relatively inexpensive rentals of this commercial space.

SUMMARY TABLE

FENWAY

RETAIL TRADE (furniture, grocery, show productions, service station, florist, antiques, eating and/or drinking places, appliances, jeweler, drug store, bowling, music store, dance hall, clothing, stationery, hardware, confectionery, gifts.)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
11	Under 1,000	2	24	6,500
32	1,000 - 1,999	3	104	44,500
22	2,000 - 4,999	4	82	59,500
1	5,000 - 9,999	3	3	5,400
1	10,000 - 19,999	6	6	10,500
2	20,000 - 29,999	5	9	49,000

Totals: 69 228 175,400

SERVICE TRADE (laundry, bank, financial, real estate, parking, beauty shops, repair, barber, tailor, palm reader, travel agent, seamstress)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
12	Under 1,000	2	19	6,300
10	1,000 - 1,999	2	24	11,000
5	2,000 - 4,999	5	23	12,500
2	5,000 - 9,999	3	5	10,000
1	32,600	20	20	32,600

Totals: 30 91 72,400

PROFESSIONAL AND SEMI-PROFESSIONAL (doctors, accountants, dancing teachers, artists, lawyers, dentists, sculptors)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
10	Under 1,000	2	20	5,500
6	1,000 - 1,999	2	11	8,000
2	2,000 - 4,999	4	7	7,000

Totals: 18 38 20,500

CONTRACT CONSTRUCTION (heating, plumbing)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq.Ft. Occupied
2	Under 1,000	1	2	1,000
3	1,000 - 1,999	3	9	3,000
1	15,300	10	10	15,300
Totals:	6		21	19,300

HOTEL ROOMING (furnished rooms, hotels)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
1	2,000 - 4,999	1	1	4,600
3	5,000 - 9,999	2	5	20,800
Totals:	4		6	25,400

MANUFACTURING (stained glass, printing)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
1	1,000 - 1,999	25	25	1,500
1	2,000	15	15	2,000
Totals:	2		40	3,500

WHOLESALE TRADE (toy wholesaler)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
1	30,000	25	25	30,000
Totals:	1		25	30,000

GRAND TOTALS: 130 449 346,500

SOUTH COVE

TYPE OF FIRMS

There are 174 businesses to be relocated in the South Cove including:

<u>No. of Firms</u>	<u>Category</u>
81	Retail Trade
50	Service Trade
28	Manufacturing
9	Wholesale Trade
6	Contract Construction
<u>174</u>	

Of the total number of displacees, 131 or 75% are businesses in retail and service trade with nearly one-third of these, eating and/or drinking establishments. The remaining are light manufacturers and wholesalers.

SPACE OCCUPIED

The distribution of the floor area space presently occupied by the relocatees is as follows:

<u>No. of Firms</u>	<u>Range - Sq. Ft. Occupied</u>
70	Under 1,000
42	1,000 - 1,999
34	2,000 - 4,999
16	5,000 - 9,999
10	10,000 - 19,999
1	20,000 - 29,999
1	30,000
<u>174</u>	

The majority of these firms occupy less than 2,000 sq. ft. with 70 or 40% of 174 utilizing less than 1,000 sq. ft. each. Only 12 firms occupy over 10,000 sq. ft. The two largest space users, Canner's Furniture and Boston Furniture Sales, occupy 23,000 and 30,000 sq. ft. respectively.

EMPLOYMENT

The total employment figure is relatively low (758) and is distributed as follows:

<u>No. of Firms</u>	<u>Range - Employment</u>
92	Less than 3
57	4 - 7
23	8 - 15
2	16 - 25
<u>174</u>	

Half of the firms have 3 or less employees. The firms which employ more than 8 are primarily apparel manufacturers, furniture dealers, and restaurants.

STAGING

The distribution for staging of the 174 businesses to be displaced in the South Cove Project is as follows:

<u>Category</u>	<u>Staging No. of Firms</u>			
	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1970</u>
Retail Trade	5	30	45	1
Service Trade	-	20	29	1
Manufacturing	6	3	19	-
Wholesale Trade	3	2	4	-
Contract Construction	-	1	5	-
	<u>14</u>	<u>56</u>	<u>102</u>	<u>2</u>
				<u>174</u>

SUMMARY - COMMENTS

South Cove's business community consists of some garment industries, a number of film product producing enterprises, furniture stores, service trades, retail stores and liquor establishments.

Most of the firms to be displaced are relatively small businesses with few employing more than 20 employees.

The Garment Industries in the area are not affected by the renewal plan with the exception of 11 businesses. These firms are small manufacturers employing on the average of about 10 employees each. Each firm generally occupies space of about 4,000 sq. ft. that rents below \$1.00 per sq. ft. Four small sewing machine, sales and service companies (related to the garment industry) are also to be displaced.

The Six Furniture Sales Dealers displaced are wholesalers and retailers who sell medium to low priced merchandise. Their market area is city-wide and the centrality and low rentals of their present stores are their reason for being situated in the South Cove. Some of these firms are the largest space users in the area, much of this space being used for furniture storage.

Liquor Licenses A total of 45 of the retail and service firms to be relocated have liquor licenses. These firms particularly, the taverns and restaurants (20 stores) present special problems because of the restrictions on locating and renewing liquor licenses.

The Retail and Service Firms in the South Cove are mostly small businesses of which about 100 occupy less than 2,000 sq. ft., each with an average of three or four employees. Thirty-two of these businesses are local first-floor stores with a total employment of 95 persons. These 33 firms consist of the following types of stores:

Groceries	6
Restaurants	11
(excluding liquor licenses)	
Barbers	6
Laundries	3
Miscellaneous	<u>7</u>
	33

SUMMARY - COMMENTS (CONT'D)

The two ethnic groups living in the South Cove are the Chinese and Greek Communities; nevertheless, only five Chinese stores and six Greek stores are to be relocated.

SUMMARY TABLE

SCUTH COVE

RETAIL TRADE (grocery, eating and/or drinking places, souvenirs, gifts, furniture, service stations, shoes, clothing, costumes)

No. of Firms	Floor Space Occupied (Sq. Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
27	Under 1,000	3	86	19,676
28	1,000 - 1,999	4	108	39,013
13	2,000 - 4,999	9	115	39,141
6	5,000 - 9,999	7	39	38,666
5	10,000 - 19,999	7	33	67,358
2	20,000 - 30,000	15	30	53,000

Totals: 81 411 256,854

SERVICE TRADE (real estate, insurance, professional, personal - barber, beauty shop, laundry, repair, tailor, photographer, theatre agent, parking lots)

No. of Firms	Floor Space Occupied (Sq. Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
32	Under 1,000	2	59	20,761
8	1,000 - 1,999	3	21	10,612
4	2,000 - 4,999	5	20	12,600
6	5,000 - 9,999	3	20	47,476

Totals: 50 120 91,449

MANUFACTURING (printing, food processing, box, button, apparel, plastic goods, stamping works, wig manufacturer)

No. of Firms	Floor Space Occupied (Sq. Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
6	Under 1,000	3	17	4,552
5	1,000 - 1,999	2	9	6,380
9	2,000 - 4,999	7	63	33,600
4	5,000 - 9,999	8	32	20,000
4	10,000 - 19,999	12	45	56,000

Totals: 28 166 120,532

CONTRACT CONSTRUCTION (gas fitters, painting, remodeling, plumbing, building)

GRAND TOTALS:	174	758	514,795
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SOUTH END

TYPE OF FIRMS

There are 433 firms to be relocated in the South End Renewal Project as follows:

<u>No. of Firms</u>	<u>Category</u>
220	Retail Trade
103	Service Trade
36	Manufacturing
32	Wholesale Trade
24	Contract Construction
18	Trucking and Warehousing
<u>433</u>	

Of the total number displacees, 323 of 433, or 75% are retail and service trade concerns.

SPACE OCCUPIED

Of the 433 business displacees, 358 or 80% occupy less than 5,000 sq. ft. of floor space. The remaining range of space occupied is as follows:

<u>No. of Firms</u>	<u>Range - Sq. Ft. Occupied</u>
116	Under 1,000
152	1,000 - 1,999
90	2,000 - 4,999
33	5,000 - 9,999
33	10,000 - 29,999
4	30,000 - 49,999
4	50,000 - 99,999
1	119,040
<u>433</u>	

The following 9 firms occupy more than 30,000 sq. ft. of floor space:

<u>Name</u>	<u>Sq. Ft. Occupied</u>	<u>No. of Employees</u>
P. J. Donnel, Inc. (contrs. equip.)	43,755	35
Halco Sales Co. (wholesale toys)	50,000	35
S. S. Pennoch Co. (wholesale fabrics)	35,295	12
Braddock Hotel (hotel)	53,425	8
Clarendon Gardens (liquor store)	37,125	3

<u>Name</u>	<u>Sq. Ft. Occupied</u>	<u>No. of Employees</u>
Laconia Liquors (liquor)	81,500	3
Boston Leather Co. (rubber goods)	36,500	3
Smith Transfer Co. (trucking)	119,040 (incl. land)	9
Suffolk Storage (warehouse)	69,300	4

EMPLOYMENT

The 433 business displacees employ a total number of 1,979 persons as follows:

<u>No. of Firms</u>	<u>Range - No. of Employees</u>
325	Less than 3
57	4 - 7
37	8 - 15
4	16 - 25
5	26 - 49
4	50 - 100
1	Over 100
<u>433</u>	

The five firms that employ more than 50 persons are the following:

<u>Name</u>	<u>Sq. Ft. Occupied</u>	<u>No. of Employees</u>
Halperin, Inc. (wholesale pharm. supplies)	10,800	50
Halperin, Inc. (mfg. first aid supplies)	11,250	80
Audiovox Corp. (mfg. hearing aides)	9,000	90
Boston Flower Exchange (flowers)	26,525	70 - 100
United Laundry (Creamer Wing Laundry Co.)	20,300	150

STAGING

The following staging has been determined for the 433 business displacees in the South End:

<u>Category</u>	<u>Staging No. of Firms</u>				
	<u>1966</u>	<u>1967</u>	<u>1968</u>	<u>1969</u>	<u>1970</u>
Retail Trade	93	40	41	35	11
Service Trade	54	14	13	17	5
Manufacturing	14	4	2	15	1
Wholesale Trade	14	12	3	3	-
Contract Construction	7	4	2	11	-
Trucking and Warehousing	10	3	1	3	1
	<u>192</u>	<u>77</u>	<u>62</u>	<u>84</u>	<u>18</u>
					<u>433</u>

SUMMARY - COMMENTS

The 433 firms to be displaced in the South End employ 1,979 persons and occupy almost 1,850,000 sq. ft. of space. Half of the employees (1040) work for the 323 retail and service stores to be displaced. The 68 manufacturing and wholesale trade firms account for most of the remaining employment (739 persons).

Seventy-five percent (75%) of the displacees are retailers and service firms. These retailers and service businesses are generally small stores each occupying less than 2,000 or 3,000 sq. ft. of space and each employing three or fewer employees. The majority of these small stores are community oriented serving the local neighborhood.

The pattern of the South End relocation load is of numerous small firms (325 of the firms employ 3 or less persons). Only four businesses employ over 50 persons, (United Laundry, Audiovox, Halperin, Inc., and the Boston Flower Exchange).

The Flower Market

The Boston Flower Exchange (with 40 sales agents) and 15 flower wholesalers and suppliers will be displaced by the renewal plan. These firms occupy a total of approximately 180,000 sq. ft. and employ 125 to 200 persons.

A new flower market facility is currently being planned on a 13 acre site in the South End. This new facility will have approximately 270,000 sq. ft. of floor space and will be able to accommodate all of the flower wholesaler relocatees.

SUMMARY TABLE

SOUTH END

RETAIL TRADE (eating and drinking places, auto parts, gas station, flowers, grocery, clothing)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq.Ft. Occupied
58	Under 1,000	2	116	40,880
96	1,000 - 1,999	3	257	127,919
44	2,000 - 4,999	4	157	138,518
12	5,000 - 9,999	6	75	81,810
8	10,000 - 19,999	4	35	115,005
2	30,000 - 49,999	19	38	80,880

Totals: 220 678 585,012

SERVICE TRADE (auto body, emp. agency, beauty salon, professional, pool, hotel, shoe repair, barber shop, cleaning)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
45	Under 1,000	2	93	33,535
32	1,000 - 1,999	2	58	38,465
14	2,000 - 4,999	2	27	42,406
7	5,000 - 9,999	3	22	56,095
2	10,000 - 19,999	3	5	28,000
2	20,000 - 29,999	76	152	45,300
1	53,425	8	8	53,425

Totals: 103 365 297,226

MANUFACTURING TRADE (bakery, furniture, leather products, show, printing, upholstery, sheet metal, jewelry, light fixtures)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
3	Under 1,000	3	8	2,375
7	1,000 - 1,999	3	18	8,813
8	2,000 - 4,999	7	55	29,677
7	5,000 - 9,999	22	159	48,925
10	10,000 - 29,999	18	176	153,300
1	36,500	3	3	36,500

Totals: 36 419 279,590

WHOLESALE TRADE (toys, flowers, pharm. supplies, records)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
2	Under 1,000	5	10	1,400
10	1,000 - 1,999	3	26	13,459
10	2,000 - 4,999	4	44	30,875
3	5,000 - 9,999	8	23	22,600
5	10,000 - 29,999	34	169	81,525
1	30,000 - 49,999	12	12	35,295
1	50,000	35	35	50,000

Totals: 32 319 235,154

CONTRACT CONSTRUCTION (electric, painting, plumbing)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
6	Under 1,000	3	16	4,785
4	1,000 - 1,999	3	12	4,925
9	2,000 - 4,999	4	36	23,635
4	5,000 - 9,999	6	23	28,905
1	11,420	4	4	11,420

Totals: 24 91 73,670

TRUCKING AND WAREHOUSING (trucking, transportation, storage)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
2	Under 1,000	3	5	1,600
3	1,000 - 1,999	2	7	3,250
5	2,000 - 4,999	3	15	14,650
5	10,000 - 29,999	13	67	93,732
2	50,000 - 69,999	2	4	150,800
1	119,040 (incl. 1d)	9	9	119,040

Totals: 18 107 383,072

GRAND TOTALS: 433 1,979 1,853,724

WATERFRONT

TYPE OF FIRMS

Of the original workload in the Waterfront Renewal Project - 505 firms (excluding 10 public parking lots) - 220 businesses remain to be relocated as follows:

<u>No. of Firms</u>	<u>Category</u>
107	Wholesale Food Dealers
42	Service Trade
34	Retail Trade
18	Misc. Wholesale Trade
8	Manufacturing
8	Trucking and Warehousing
3	Contract Construction
<u>220</u>	

Initially, 247, or 50% of the 505 relocatees were wholesale food dealers of fruit and produce, meat, poultry dairy, grocery and fish. As of June, 1966, 95 of these were members, or were taking space with members, of newly formed associations as follows:

33	-	Greater Boston Wholesale Market Associates, Inc.
48	-	N. E. Produce Center, Inc.
14	-	Atlantic Fish and Lobster Industries Association, Inc.
<u>95</u>		

Others have relocated independently, merged with other firms, or liquidated. In this study, description of the enterprises in the Waterfront Project will be limited to the 220 remaining to be relocated.

Of the 220 firms, approximately half (107) are wholesale food dealers.

SPACE OCCUPIED

The distribution of the floor space occupied by these 220 displacees is as follows:

<u>No. of Firms</u>	<u>Range - Sq. Ft. Occupied</u>
45	Under 1,000
48	1,000 - 1,999
42	2,000 - 4,999
42	5,000 - 9,999
30	10,000 - 29,999
5	30,000 - 39,999
6	40,000 - 49,999
2	50,000 - 60,000
<u>220</u>	

Of the 220 relocatees, 60% (135) occupy less than 5,000 square feet of floor space. Of the 8 occupying more than 40,000 square feet, two are parking lots, 2 parking garages, and 4 wholesale dealers as follows:

<u>Name</u>	<u>Sq.Ft. Occupied</u>	<u>No. of Employees</u>
Community Produce Co. (wholesale produce)	60,000	65
Slade Gorton & Co., Inc. (wholesale frozen food)	57,640	25
F. DiBella & Sons (wholesale fruit & produce)	42,000	9
Lenox, Inc. (wholesale grocer)	49,680	28
Sears St. Garage (garage with services)	45,000	10
Boston Auto Parks (parking garage)	40,000	2
Boston Auto Parks (parking lot)	40,000 (land)	2
Meyer Bros. Parking System (parking lot)	45,000 (land)	2

EMPLOYMENT

The total employment for the 220 remaining businesses to be relocated is 1,523. Half of the 220 firms employ less than 3 persons as follows:

<u>No. of Firms</u>	<u>Range - No. of Employees</u>
103	Less than 3
56	4 = 7
45	8 - 15
7	16 = 25
2	26 = 49
<u>7</u>	50 - 100
220	

The seven firms employing 50 or more are the following:

<u>Name</u>	<u>Sq. Ft. Occupied</u>	<u>No. of Employees</u>
Handschumacher & Co., Inc. (wholesale meat)	16,050	50
Liberty Chocolate Co., Inc. (Mfg.- Chocolate products)	19,800	50

<u>Name</u>	<u>Sq. Ft. Occupied</u>	<u>No. of Employees</u>
Waterfront Service Co., Inc. (Notification Companies)	15,100	64
Fred W. Baldau Co.	24,900	50
Hartman Transportation Co. (trucking)	10,000	50
P. M. Ronsevell Co., Inc. (wholesale meat)	20,930	80
Community Produce (wholesale produce)	60,000	65

SUMMARY - COMMENTS

The Waterfront was a major center of the wholesale food industry. However, the physical plant of most of these food wholesalers was very deteriorated and obsolete. Traffic congestion and inefficiencies in operation in the Waterfront area were acute.

Of the 247 food dealers, 48 firms are moving to Chelsea-Everett into a new modern fruit and produce center. Thirty-three firms are moving into a new modern meat market being constructed in Boston's South Bay. Fourteen of the firms are studying two alternative locations in Boston for new fish marketing facilities.

These "group" moves described above involve a total of 95 firms, and 82 of these food wholesalers employ a total of 840 persons and occupied over 450,000 sq. ft. in their Waterfront facilities.

The total 125 wholesalers (107 food dealers and 18 miscellaneous wholesalers), who still need to find relocation sites employ approximately 1,000 persons and occupy a total of 922,600 sq. ft. of space. Sixty-four or 51% of these firms were quite small occupying under 5,000 sq. ft. each and employing on the average, 4 persons. However, 37 or 29% of these firms occupy over 10,000 sq. ft. each and employ on the average, about 18 persons.

SUMMARY TABLE

WATERFRONT

WHOLESALE TRADE (fruit produce, meat, poultry, dairy, grocers, fish, paper products and other ancillary firms)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq.Ft. Occupied
18	Under 1,000	2	29	11,521
26	1,000 - 1,999	4	105	36,900
20	2,000 - 4,999	6	117	62,630
34	5,000 - 9,999	8	273	228,443
17	10,000 - 19,999	12	207	230,420
6	20,000 - 39,999	21	128	143,455
2	40,000 - 49,999	19	37	91,680
2	50,000 - 60,000	45	90	117,640

Totals: 125 986 922,689

RETAIL TRADE (Meat, produce, eating and/or drinking places, grocer)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq.Ft. Occupied
7	Under 1,000	2	16	3,820
10	1,000 - 1,999	3	28	13,900
11	2,000 - 4,999	4	46	30,000
5	5,000 - 9,999	4	18	34,600
1	20,000	3	3	20,000

Totals: 34 111 102,320

SERVICE TRADE (Grinding, architects, cleaners, food broker, oil burner service, accountants)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
17	Under 1,000	3	57	7,485
6	1,000 - 1,999	4	21	8,195
6	2,000 - 4,999	10	59	16,900
1	5,000 - 9,999	3	3	5,000
2	10,000 - 19,999	34	68	30,100
1	34,349	2	2	34,349

Totals: 33 210 102,029

PARKING (lots and garages)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq.Ft. Occupied
1	1,000 - 1,999	1	1	1,200
2	2,000 - 4,999	2	2	6,000
1	10,000 - 19,999	1	1	17,500
1	20,000 - 39,999	1	1	22,500
4	40,000 - 49,000	4	16	170,000
Totals:	9		21	217,200

MANUFACTURING (soap powders and chemicals, iron and brass products, chocolate products, printing)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
1	Under 1,000	1	1	250
2	1,000 - 1,999	3	5	3,400
1	2,000 - 4,999	17	17	4,000
1	5,000 - 9,999	2	2	7,200
2	10,000 - 19,999	31	62	36,800
1	33,000	11	11	33,000
Totals:	8		98	84,650

TRUCKING AND WAREHOUSING (trucking, storage)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
2	Under 1,000	4	8	590
1	1,000 - 1,999	-	-	1,500
1	2,000 - 4,999	4	4	2,250
1	5,000 - 9,999	4	4	9,000
1	10,000 - 19,999	50	50	10,000
2	30,000 - 35,000	2	3	65,000
Totals:	8		69	88,340

CONTRACT CONSTRUCTION (Cabinet maker, electrical, general)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
2	1,000 - 1,999	5	10	3,000
1	2,000 - 4,999	8	18	2,350
<hr/>				
Totals:	3		28	5,350
<hr/>				
<u>GRAND TOTALS:</u>	<u>220</u>		<u>1,523</u>	<u>1,522,578</u>
<hr/>				

RELOCATION BY HIGHWAYS

INNER BELT - SOUTHWEST CORRIDOR
TO JACKSON SQUARE

TYPE OF FIRMS

Takings for the Inner Belt Expressway, including the interchange to the Southwest Corridor down to Jackson Square, involve 262 firms as follows:

<u>No. of Firms</u>	<u>Category</u>
103	Retail Trade
83	Service Trade
36	Manufacturing
25	Wholesale
9	Contract Construction
6	Trucking and Warehousing
<u>262</u>	

More than half (186) of the total (262) firms to be displaced are retail and service businesses. Many of these firms are concentrated on Columbus Avenue and Tremont Street and tend to deal in auto accessories and services. (An additional 15 retail and service businesses in Brookline to be displaced have been excluded from this study.)

SPACE OCCUPIED

The distribution of the space presently occupied by the 262 business displacees is as follows:

<u>No. of Firms</u>	<u>Range - Square Feet Occupied</u>
100	Under 1,000
89	1,000 - 1,999
41	2,000 - 4,999
13	5,000 - 9,999
7	10,000 - 29,999
5	30,000 - 49,999
6	50,000 - 99,999
1	Over 100,000
<u>262</u>	

Of the 262, 189 or 70% of the displacees occupy less than 2,000 square feet of floor space. The 6 manufacturing firms and one service industry that occupy more than 50,000 square feet are:

<u>Name</u>	<u>Sq. Ft. Occupied</u>	<u>No. of Employees</u>
American Coated Fabric Co. (leather fabrics)	70,000	15

<u>Name</u>	<u>Sq. Ft. Occupied</u>	<u>No. of Employees</u>
Berkshire Frocks, Inc. (dress mfg.)	70,000	150
Hub Stay Co., Inc. (Shoe Stay)	60,000	75 - 135
Wolf Outerwear Co., Inc. (Clothing Mfg.)	60,000	80
Charles Burnes Co. (Picture frames)	60,000	50
Coronet Carriage Mfg. Corp. (Carriage - toy products)	60,000	35
Federal National Linen Service (Linen Supply)	<u>252,000</u>	<u>50</u>
	632,000	455 - 515

EMPLOYMENT

The highway takings affect an estimated total of 2,382 employees distributed as follows:

<u>No. of Firms</u>	<u>Range - Employment</u>
141	Less than 3
60	4 - 7
36	8 - 15
11	16 - 25
3	26 - 49
8	50 - 100
<u>3</u>	Over 100
262	

More than half of the firms have three employees or less and only 14 firms have more than 25 employees. Five of the 11 firms that employ 50 or more men are found in the preceeding list as occupying more than 50,000 square feet. The remaining six are the following:

<u>Name</u>	<u>Sq. Ft. Occupied</u>	<u>No. of Employees</u>
National Lead Co., of Mass. (Mfg.)	27,000	50
Republic Electric Supplies (Distributing)	35,000	108
Premier Packing Co. (Wholesale Meats)	30,250	55
ABC Linen (Linen Supply)	5,800	50
*Haymarket Clothing Co. (Mfg. Clothing)	31,200	350
Boston White Uniforms (Lady's Sportswear)	7,650	60
	<u>136,900</u>	<u>673</u>

Four of the 12 firms listed have already found new locations - Republic Electric Supplies, Wolf Outerwear Co., Inc., Berkshire Frocks and Haymarket Clothing Co.

STAGING

The construction of the Inner Belt is scheduled to begin within two years so that relocation will begin in August, 1966 and extend through 1967.

SUMMARY - COMMENTS

The 262 firms to be displaced by the Inner Belt in Boston employ a total of approximately 2,382 persons. Significantly, the "largest firms" to be displaced actually account for a little less than half of the total employment of all the displacees. (The 11 firms employ a total of 1103 persons.) Only 14 of the relocatees employ more than 25 employees each, and most of the larger businesses displaced are manufacturers. (The 36 manufacturers to be displaced employ a total of 1,122 persons, while the 186 retailers and service firms together only employ 817 persons.)

In terms of floor space, the 13 firms listed previously occupy approximately 750,000 sq. ft., while 70 percent of the relocatees (189) each occupy less than 2,000 sq. ft. The total space occupied by all firms totals 1,295,160 sq. ft.

*Haymarket Clothing Co. is planning to relocate into the renovated Walter Baker Chocolate Plant in Dorchester.

The following is a more detailed description of the particular types and groupings of relocatees:

Retail Firms

More than half of the 103 retail firms each occupy under 1,000 sq. ft. and employ 3 or fewer persons. Twenty-five of these are automobile parts dealers and gas stations. The remaining firms are restaurants and food stores.

Service Firms

The service firms are laundries, barber and beauty shops, and professional offices. While the laundries are small shops including cleaners, two laundries are very large, each employing 50 persons and one occupying as much as 250,000 sq. ft. of floor space. Both the service and retail stores, particularly along Columbus Avenue and Tremont Street, are auto-oriented rather than being dependent on the local neighborhood walk-in-trade.

Manufacturers

The manufacturers to be displaced produce shoe, clothing, light machinery, and metal products. Many of the manufacturing firms, particularly the garment industries, are presently in loft buildings. For example, one 6-story building (127-137 Forsyth Street) houses 7 manufacturing firms with 425 employees in 415,000 sq. ft. of floor space.

Wholesalers

The wholesalers displaced tend to be suppliers and distributors of restaurant, plumbing, and electrical equipment.

Trucking, Warehousing, and Construction Companies

Relatively few trucking, warehousing, and construction companies will be affected by the Inner Belt in Boston.

SUMMARY TABLE
INNER BELT - SOUTHWEST CORRIDOR
DOWN TO JACKSON SQUARE

RETAIL TRADE (eating and/or drinking places, grocery, hardware, service station, auto accessories, antiques, furniture, drug goods, appliances)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq.Ft. Occupied
49	Under 1,000	3	129	26,178
41	1,000 - 1,999	4	174	54,097
10	2,000 - 4,999	5	50	32,535
3	5,000 - 9,999	11	34	23,150

Totals: 103 387 135,960

SERVICE TRADE (professional, beauty salon, auto repair, barber, dry cleaning, garage)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq.Ft. Occupied
39	Under 1,000	3	104	14,920
28	1,000 - 1,999	5	136	35,650
10	2,000 - 4,999	3	34	28,385
3	5,000 - 9,999	19	56	15,800
2	10,000 - 19,999	25	50	22,000
1	252,000	50	50	252,000

Totals: 83 430 368,755

MANUFACTURING (paints, sheet metal, electronic equipment, garment, picture frames, display products, toys, furniture, printing)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq.Ft. Occupied
5	Under 1,000	8	40	3,850
2	1,000 - 1,999	6	12	2,250
13	2,000 - 4,999	7	89	41,905
5	5,000 - 9,999	24	119	31,875
3	10,000 - 29,999	27	82	55,600
2	30,000 - 49,999	180	360	66,200
6	50,000 - 70,000	70	420	380,000

Totals: 36 1,122 581,680

WHOLESALE (Musical instruments, meats, boxes, hotel and restaurant supplies, vending machines, junk)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
2	Under 1,000	2	4	1,400
11	1,000 - 1,999	6	68	16,885
6	2,000 - 4,999	8	46	20,375
2	5,000 - 9,999	16	31	13,950
1	10,000 - 19,999	4	4	10,350
2	20,000 - 30,000	43	85	54,450
1	35,000	108	108	35,000
Totals: 25			346	152,410

CONTRACT CONSTRUCTION (Roofers, glass specialities, contractors - plumbing, heat.)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq.Ft. Occupied
4	Under 1,000	3	10	2,475
3	1,000 - 1,999	5	14	3,400
2	2,000 - 4,999	13	25	4,500
Totals: 9			49	10,375

TRUCKING AND WAREHOUSING (Storage)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq. Ft. Occupied
1	Under 1,000	8	8	650
4	1,000 - 1,999	9	35	7,080
1	38,250	5	5	38,250
Totals: 6			48	45,980

GRAND TOTALS: 262 2,382 1,295,160

SOUTHWEST CORRIDOR,
JACKSON SQUARE TO ROUTE 128

TYPE OF FIRMS

There will be 89 businesses displaced by the Southwest Corridor from Jackson Square south to Route 128, distributed as follows:
(Note -- No industries are to be displaced by Route 95 between the City line of Boston and Route 128, in Milton).

<u>No. of Firms</u>	<u>Category</u>
42	Retail Trade
25	Service Trade
12	Manufacturing
4	Wholesale
4	Trucking and Warehousing
2	Contract Construction
<u>89</u>	

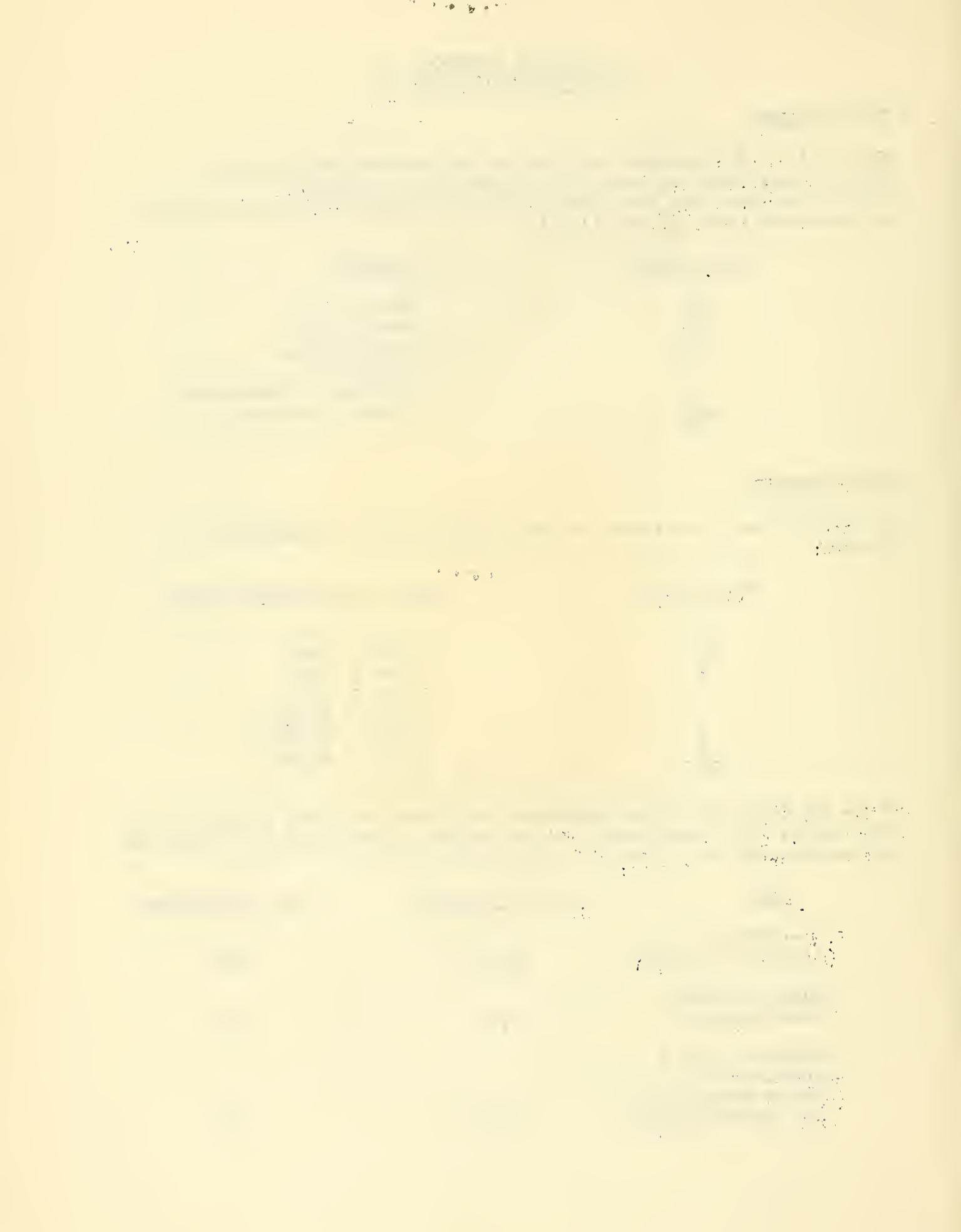
SPACE OCCUPIED

The range of the floor space occupied by these firms is distributed as follows:

<u>No. of Firms</u>	<u>Range - Square Feet Occupied</u>
39	Under 1,000
29	1,000 - 1,999
6	2,000 - 4,999
7	5,000 - 9,999
4	10,000 - 29,999
2	20,000 - 49,999
2	50,000 - 60,000
<u>89</u>	

Of the 89, 68 or 75% of the displacees occupy less than 2,000 square feet of floor space. The three firms occupying between 35,000 and 60,000 square feet are manufacturing as follows:

<u>Name</u>	<u>Sq. Ft. Occupied</u>	<u>No. of Employees</u>
L. E. Mason Co. (nonferrous foundry)	39,475	200
Meldan Furniture (manufacturing)	55,000	34
Barnstead Still & Sterilizer Co. (water sterilization for laboratory use)	43,000	175



EMPLOYMENT

There is a total number of 843 persons employed by the 89 firms distributed as follows:

<u>No. of Firms</u>	<u>Range - No. of Employees</u>
54	Less than 3
18	4 - 7
7	8 - 15
5	16 - 25
2	26 - 49
1	50 - 100
<u>2</u>	Over 100
89	

Two of the three firms employing 50 or more men are listed above. The third is the F. W. Faxon Co., Inc., a library subscription service which employs 50 men and occupies 7,500 square feet. These three firms together employ half the total employment figure (425 of 843).

STAGING

Relocation will probably commence in 1967 and extend for a period of 2 years.

SUMMARY - COMMENTS

Between Jackson Square in Roxbury and Route 128 in Milton, Route 95, which will run for a distance of approximately ten miles, will displace relatively few businesses (less than 100).

Seventy-five percent of the relocatees (67 firms out of the total 89) are retail and service establishments most of whom each occupy less than 2,000 sq. ft. of floor space and each employ 4 or fewer persons.

The three largest firms (in terms of employment) to be displaced, account for half of the employment of all the relocatees (425 of the total 843 workers). The three largest firms (in terms of space usage) account for more than one-third of the total floor space occupied by all the relocatees (the three firms occupy 137,475 sq. ft. out of the total 362,150 sq. ft. of floor space).

Geographically, the largest concentration of firms (approx. 50) are displaced from Washington Street and Hyde Park Avenue in Jamaica Plain. These relocatees tend to be local neighborhood retail stores and service stations.

SUMMARY TABLE
SOUTHWEST CORRIDOR
JACKSON SQUARE TO ROUTE 128

RETAIL TRADE (eating and/or drinking places, variety, hardware, furniture, service station, liquor store, florist, auto)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq.Ft. Occupied
18	Under 1,000	2	38	10,425
19	1,000 - 1,999	3	52	23,275
3	2,000 - 4,999	8	24	7,400
1	5,000 - 9,999	5	5	7,200
1	20,000	2	2	20,000
Totals:	42		121	68,300

SERVICE TRADE (auto parts, shoe repair, laundry, tailor, barber, professional, taxi service)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq.Ft. Occupied
15	Under 1,000	4	66	8,150
6	1,000 - 1,999	3	18	6,400
1	2,000 - 4,999	3	3	2,600
2	5,000 - 9,999	30	60	12,800
1	15,000	10	10	15,000
Totals:	25		157	44,950

MANUFACTURING (dolls, sheet metal, printing, paint, furniture, water sterilization)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq.Ft. Occupied
2	Under 1,000	10	19	1,200
3	1,000 - 1,999	4	12	3,000
1	2,000 - 4,999	34	34	4,800
3	5,000 - 9,999	9	27	16,800
3	35,000 - 60,000	136	409	137,475
Totals:	12		501	163,275

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INDUSTRIAL AND COMERCIAL BUSINESS RELO-
CATION IN THE CITY OF BOSTON

WHOLESALE (ice, cement, auto parts)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq.Ft. Occupied
2	Under 1,000	2	3	1,425
1	1,000 - 1,999	9	9	1,000
1	20,000	20	20	20,000

Totals:	4		32	22,425
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TRANSPORTATION AND WAREHOUSING (trucking, storage)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq.Ft. Occupied
1	Under 1,000	5	5	300
1	8,000	--	--	8,000
2	20,000 - 30,000	13	25	50,000

Totals:	4		30	58,300
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CONSTRUCTION (lumber, remodeling)

No. of Firms	Floor Space Occupied (Sq.Ft.)	Average No. Employees	Total No. Employees	Total Sq.Ft. Occupied
1	Under 1,000	2	2	800
1	2,000 - 4,999	--	--	4,100

Totals:	2		2	4,900
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<u>GRAND TOTALS:</u>	<u>89</u>		<u>843</u>	<u>362,150</u>
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